

**JOHNSON CITY REGIONAL PLANNING COMMISSION
MINUTES
October 14, 2014**

MEMBERS PRESENT: Joe Wise, Chairman
Jamie Povlich, Vice-Chairman
Brenda Clarke, Assistant Secretary
James Staton
Timothy Zajonc
Kevin Cole
Uwe Rothe
John F. Hunter
Jenny Brock

MEMBERS ABSENT: Greg Cox, Secretary

STAFF PRESENT: Angie Carrier, Director of Development Services Dept.
Steve Neilson, Development Coordinator
Angie Charles, Senior Planner
Laura Edmonds, Administrative Coordinator
Matt Young, Planner
Jim Epps, City Legal Counsel
Travis Olinger, W/S Engineering Service Coordinator
Allen Cantrell, City Engineer
Phil Pindzola, Director of Public Works Dept.

Chairman Wise called the meeting to order at 6:00 p.m. Commissioner Povlich gave the invocation and led the Pledge of Allegiance.

The minutes of the regularly scheduled Planning Commission meeting on September 09, 2014, were approved by a 9 – 0 vote.

The first item on the agenda was to consider Preliminary Plat approval of Highland Parc, Phase 4. Highland Parc, Phase 4 Subdivision is a 23-lot, 9.5 acre subdivision located at the end of Laurel Canyon. The property is zoned R-2A and the petitioners are Ron Gouge and Carl Little.

Public Hearing was held and no one spoke.

**Motion: Clarke
Second: Staton**

**To recommend Preliminary Plat approval of
Highland Parc, Phase 4.**

The motion passed by a 9 – 0 vote.

The second item on the agenda was to consider Washington County rezoning request for property located along Old Gray Station Road, from A-1 (General Agricultural) to R-3 (High Density Residential). The parcel proposed for rezoning to R-3 is approximately 4.6 acres. There is one home currently on the parcel.

Public Hearing was held.

Motion: Clarke

Second: Hunter

To recommend deferral of Washington County rezoning request for property located along Old Gray Station Road, from A-1 (General Agricultural) to R-3 (High Density Residential).

The motion passed by an 8 – 0 – 1 (Rothe) vote.

The third item on the agenda was to consider Washington County rezoning request for property located along Knob Creek Road, from A-1 (General Agricultural) to B-4 (Arterial Business). The parcel proposed for rezoning to B-4 is approximately 6.1 acres and is currently vacant.

Public Hearing was held and no one spoke.

Motion: Brock

Second: Zajonc

To recommend deferral of Washington County rezoning request for property located along Knob Creek Road, from A-1 (General Agricultural) to B-4 (Arterial Business).

The motion passed by a 9 – 0 vote.

The fourth item on the agenda was to consider Rezoning Request #990 for property located along Bristol Highway, from R-5 (High Density Residential) to B-4 (Planned Arterial Business). The current property is vacant. The petitioner proposes to construct roads on the property to allow for a holiday light show. The petitioner is Joe Wilson. The petitioner requested that the item be deferred.

Public Hearing was held.

Motion: Cole

Second: Rothe

To recommend deferral of Rezoning Request #990 for property located along Bristol Highway, from R-5 (High Density Residential) to B-4 (Planned Arterial Business).

The motion passed by a 9 – 0 vote.

The fifth item on the agenda was to consider Rezoning Request #991 for property located along 1100 W. State of Franklin Road, from I-2 (Heavy Industrial) to B-3 (Supporting Central Business). The portion considered for rezoning will be subdivided into a 1.38-acre parcel. The petitioner proposes to construct a retail development on the property. The petitioner is Eric Brinker, on behalf of Coal Yard Restoration.

Public Hearing was held.

Gary Cameron, 300 Hillside Road, spoke against the rezoning stating that he has traffic concerns, the floodplain is in a critical location, and that there doesn't seem to be a purpose for the rezoning.

Phil Pindzola, Public Works Department Director, informed Planning Commissioners about Floodplain Laws, the correct amount of detention facilities needed, green space requirements, and raised traffic concerns regarding the right and left turns into the proposed property.

Motion: Rothe
Second: Cole

To recommend approval of Rezoning Request #991 for property located along 1100 W. State of Franklin Road, from I-2 (Heavy Industrial) to B-3 (Supporting Central Business).

The motion passed by an 8 – 0 – 1 (Clarke) vote.

The sixth item on the agenda was to consider Rezoning Request #992 for property located along 174 S. Austin Springs Road, from R-3 (Medium Density Residential) and A-1 (General Agricultural) to RP-3 (Planned Residential). The existing land use is multiple single-family residences. The Petitioner proposes to construct 56 single-family (duplex) units on the property. The units are to be platted and individually sold. The petitioner is Tim O'Neill, on behalf of Watauga Development.

Public Hearing was held and no one spoke.

Motion: Cole
Second: Clarke

To recommend approval of Rezoning Request #992 for property located along 174 S. Austin Springs Road, from R-3 (Medium Density Residential) and A-1 (General Agricultural) to RP-3 (Planned Residential).

The motion passed by a 9 – 0 vote.

The last item on the agenda was to consider Zoning Ordinance and Subdivision Regulations amendments regarding Vesting Rights. Earlier this year the Tennessee General Assembly enacted Chapter No. 686, the “Vesting Property Rights Act of 2014”. This act established minimum vesting periods for all city and counties to adopt regarding the vesting of private developments.

Public Hearing was held and no one spoke.

Motion: Cole
Second: Hunter

To recommend approval of Zoning Ordinance and Subdivision Regulations amendments regarding Vesting Rights.

The motion passed by a 9 – 0 vote.

There being no further business, the meeting was adjourned at 6:42 p.m.

APPROVED:

SIGNED:

Joe Wise, Chairman

Greg Cox, Secretary